



General Assembly

January Session, 2009

Raised Bill No. 952

LCO No. 3364

03364_____BA_

Referred to Committee on Banks

Introduced by:
(BA)

***AN ACT SETTING A PRESUMPTIVE HOURLY RATE FOR
COMMITTEE FEES IN FORECLOSURE MATTERS.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- 1 Section 1. Section 49-25 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2009*):
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4 (a) When the court in any such proceeding is of the opinion that a
5 foreclosure by sale should be decreed, it shall, in its decree, appoint a
6 person to make the sale and fix a day therefor, and shall direct whether
7 the property shall be sold as a whole or in parcels, and how the sale
8 shall be made and advertised; but, in all cases in which such sale is
9 ordered, the court shall appoint one disinterested appraiser who shall,
10 under oath, appraise the property to be sold and make return of the
11 appraisal to the clerk of the court. Upon motion of the owner of the
12 equity of redemption, the court shall appoint a second appraiser in its
13 decree. If the plaintiff is the purchaser at sale, or if the property is
14 redeemed at any time prior to the approval of the sale, or if for any
15 reason the sale does not take place, the expense of the sale and
16 appraisal or appraisals shall be paid by the plaintiff and be taxed with
17 the costs of the case. If, after judgment has been rendered, the amount

18 found to be due and for which foreclosure is decreed, together with the
19 interest and the costs, is paid to the plaintiff before the sale, all further
20 proceedings in the suit shall be stayed.

21 (b) When the court appoints a person to make a foreclosure by sale
22 of residential property, the court shall set the fees for such person at
23 one hundred dollars per hour.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	October 1, 2009	49-25
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Statement of Purpose:

To set committee fees for residential foreclosures by sale at one hundred dollars an hour.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]